



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo  
Director of Planning

2818 S. BUSINESS HWY 281  
EDINBURG TEXAS 78539  
Tel. 956-318-2840 Fax. 956-318-2844

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 1-31-2023

PROPOSED JAMESON ESTATES SUBDIVISION, PRECINCT No. 4.

ENGINEER: PABLO SOTA JR., P.E. DEVELOPER: JOSE JAMESON

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 2  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: SOUTH OF DAVIS ROAD APPROXIMATELY 300 FT WEST OF ALAMO ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-30-2021 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO DAVIS ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.0 FEET ONTO DAVIS ROAD

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 1-03-2023 BY, JOE OCHOA, PRECINCT 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 1-04-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: NAWSC. LINE SIZE: 6" LOCATION: DAVIS ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 12-22-2022 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

**SMALL CONSTRUCTION**

The applicant has submitted the required small construction site notice as per Part II, Section E Of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON:

STAFF RECOMMENDS:  **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of EDINBURG.

**Final Approval** subject to recommendations other departments

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

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# PLAT OF JAMESON ESTATES

A 1.93 ACRE TRACT OF LAND OUT OF LOT 2, BLOCK 63, SANTA CRUZ GARDENS UNIT No. 2, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 8, PAGES 28-29, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PREPARED BY : PABLO SOTO JR. P.E.

DATE : FEB. 06, 2021

SANTA CRUZ GARDENS UNIT No. 2  
BLOCK 42

LOT 12

LOT 11

63

DAVIS ROAD  
(100.0' R.O.W.)

NORTHING 16652978.288  
EASTING 1116384.210  
ELEV = 82.35  
P.O.B.

LOT 2

LOT 1

LOT 2

SAN JUANA SALAZAR  
WARRANTY DEED  
DOCUMENT No. 1516548  
OFFICIAL RECORDS

0.568 ACRE TRACT OUT OF LOT 2,  
BLOCK 63, SANTA CRUZ GARDENS UNIT No. 2,  
HIDALGO COUNTY, TEXAS.

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SANTA CRUZ GARDENS UNIT No. 2

JOSE ANN SANCHEZ  
WARRANTY DEED  
DOCUMENT No. 1516544  
OFFICIAL RECORDS

A 2.386 ACRE TRACT OF LAND OUT OF THE NORTH HALF OF  
LOT 4, BLOCK 63, SANTA CRUZ GARDENS UNIT No. 2,  
HIDALGO COUNTY, TEXAS.

## HIDALGO COUNTY DRAINAGE DISTRICT No.1 CERTIFICATE

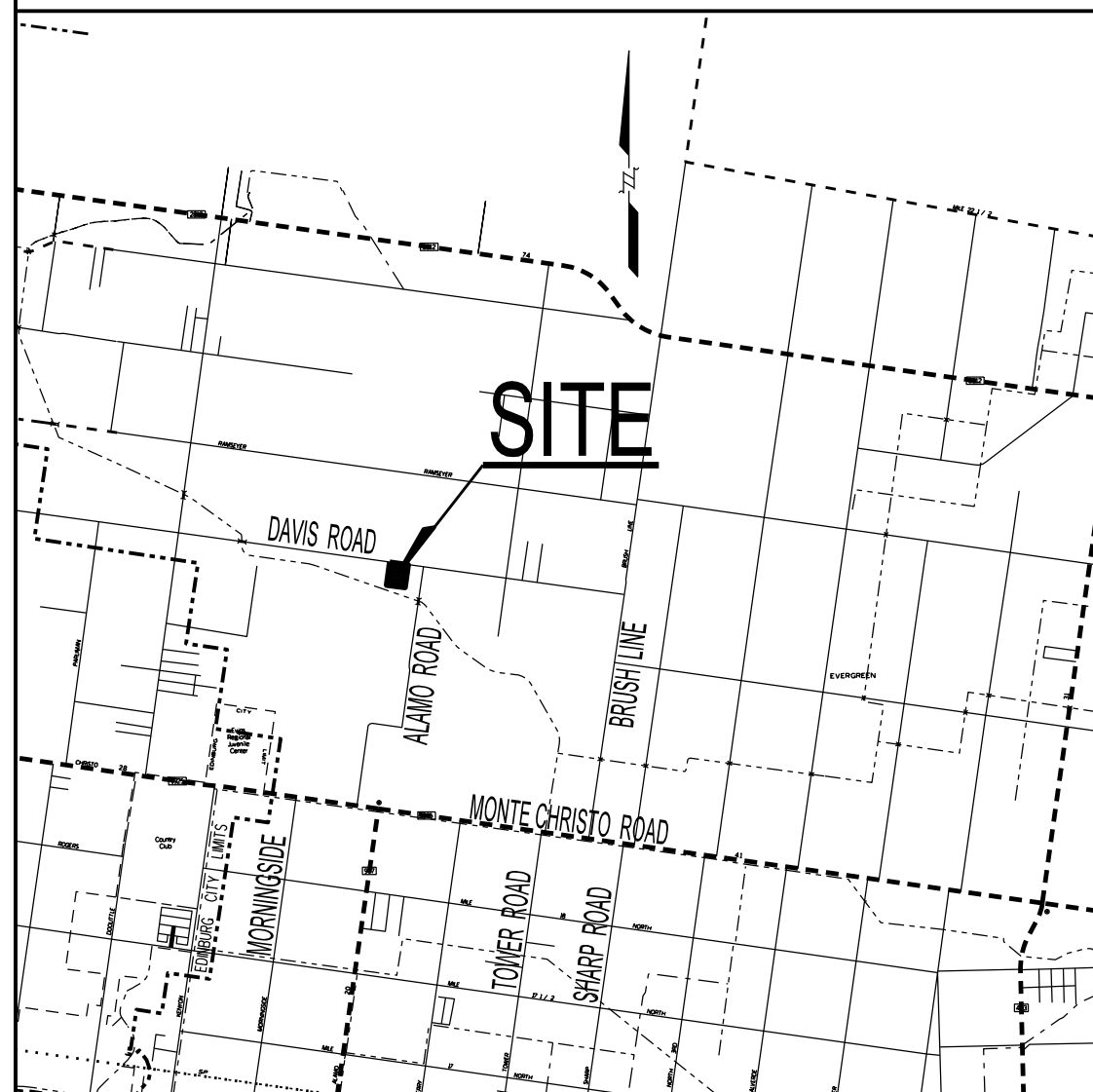
HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OR THE DISTRICT ADOPTED UNDER TEXAS WATER CODE SECTION 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. ONE  
RAUL SESIN, P.E., C.F.M. (GENERAL MANAGER)

DATE

## LOCATION MAP

SCALE: 1" = 5000'



SHEET 1	DATA - NORTH ARROW - MAIN SCALE - HEADING - LEGAL DESCRIPTION - LOCATION MAP AND ETJ - PRINCIPAL CONTRACTS - INDEX - PROP. & EXIST. SUBDIVISION LAYOUT - METES & BOUNDS - NOTES - OWNER DEDICATION, CERTIFICATION, AND ATTESTATION - NOTARY PUBLIC - SURVEY CERTIFICATE - ENGINEER CERTIFICATE - DRAINAGE DEDICATION - CITY OF EDINBURG PLANNING AND ZONING CERTIFICATE - RIGHT-OF-WAY DEPT. - HEALTH DEPT. CERTIFICATE - COUNTY CLERK'S RECORDING CERTIFICATE
SHEET 2	FINAL ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER (ENGLISH - SPANISH VERSIONS), LEGEND, DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND ENGINEERING FLOOD CERTIFICATION SOIL EVALUATION, REVISION NOTES - PREPARED BY PABLO SOTO ENGINEERING PLLC - SHEET NUMBER

## PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY, STATE, & ZIP CODE	PHONE	EMAIL ADDRESS
OWNER :	JOSE JAMESON	2001 N. RUBY STREET	EDINBURG, TEXAS 78541	(956) 543-2202	(956) 543-2202
ENGINEER :	PABLO SOTO, JR.	1208 S. IRONWOOD	PHARR, TEXAS 78577	(956) 460-1605	pablosotojr54@yahoo.com
SURVEYOR :	PABLO SOTO, JR.	1208 S. IRONWOOD	PHARR, TEXAS 78577	(956) 460-1605	pablosotojr54@yahoo.com

## RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNERS OF PROPERTY SHOWN ON THE PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASONS OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED HEREIN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE CONVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

## GENERAL SUBDIVISION PLAT NOTES:

1. FLOOD ZONE STATEMENT + FLOOD ZONE DESIGNATION + ZONE "AE", BASE FLOOD ELEVATIONS DETERMINED. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 480334 0325 D MAP REVISED + JUNE 06, 2008, REVISED TO REFLECT LOMR DATED MAY 17, 2001.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2. BLDG. SETBACK  
FRONT : ..... 50.00 FEET.

REAR : ..... 15.00 FEET.

SIDES ..... 6.00 FEET. (OR EASEMENT WHICHEVER IS GREATER)

3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES + NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND ALL CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATION FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. MINIMUM FINISH FLOOR NOTE + MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET, OR 18" ABOVE NATURAL GROUND, TO FINISH FLOOR ELEVATION OF 84.00 FEET WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR ALL LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATION. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME OF DEVELOPMENT PERMIT APPLICATION.

5. BENCHMARK NOTE + TOP OF COTTON PICKET SPINDLE LOCATED AT THE NORTHEAST CORNER OF SUBDIVISION. ELEV = 82.35.

6. DRAINAGE + IN ACCORDANCE WITH THE HCCD No. 1 AND HIDALGO COUNTY REQUIREMENTS. THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 1,530 CUBIC FEET, @ 0.35 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS + BY REGRADED ROADSIDE DITCH OF DAVIS ROAD.

7. ON-SITE SEWAGE FACILITIES (OSSF) NOTE + THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

8. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.

9. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,788 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

10. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.

11. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.

12. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

13. PURCHASE CONTRACT + EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICAL AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

14. NO PERMANENT STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT + EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES NATURAL HEIGHT, GRASS, GROUND COVER OR FLOWERS) AND OTHERS OBSTRUCTIONS AFFECTING THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

15. PUBLIC EASEMENTS + ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

16. DRIVEWAY ACCESS + ONE INDIVIDUAL DRIVEWAY ACCESS ALLOWED FROM DAVIS ROAD ONTO EACH LOT

17. 5.0 FT. SIDEWALK IS REQUIRED ALONG DAVIS ROAD.

18. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED IN THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

19. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR SCHOOL, COMMERCIAL AND INDUSTRIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

20. JAMESON THE OWNER & SUBDIVIDER OF JAMESON ESTATES SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS REQUIRED ON SHEET No.2 OF THIS PLAT.

21. THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALLED DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 18 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

22. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT 0.2% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5+ COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

## METES AND BOUNDS

A 1.93 acre tract of land out of Lot 2, Block 63, Santa Cruz Gardens Unit No. 2, Hidalgo County, Texas, as per map recorded in Volume 8, Pages 28-29, Map Records of Hidalgo County, Texas, said 1.93 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a cotton picker spindle found at the Northeast corner of Lot 2, Block 63, Santa Cruz Gardens Unit No. 2, Thence North 81 degrees 37 minutes 00 seconds West, with the South line of Lot 2, Block 63, Santa Cruz Gardens Unit No. 2, a distance of 330.00 feet to a cotton picker spindle found for the Northeast corner of this tract of land and the POINT OF BEGINNING;

THENCE South 08 degrees 23 minutes 00 seconds West, at 30.00 feet pass a half (1/2) inch iron rod found at the South right of way line of Davis Road, at 330.00 feet in all to a half (1/2) inch iron rod found at the South line of said Lot 2, Block 63 for the Southeast corner of this tract of land;

THENCE North 81 degrees 37 minutes 00 seconds West, with the South line of said Lot 2, Block 63, a distance of 255.00 feet to a half (1/2) inch iron rod found for the Southwest corner of this tract of land;

THENCE North 08 degrees 23 minutes 00 seconds East, at 300.00 feet pass a half (1/2) inch iron rod found at the South right of way line of said Davis Road, at 330.00 feet in all to a cotton picker spindle found at the North line of said Lot 2, Block 63 for the Northwest corner of this tract of land;

THENCE South 81 degrees 37 minutes 00 seconds East, with the North line of said Lot 2, Block 63, a distance of 255.00 feet to the POINT OF BEGINNING, containing 1.93 acres, more or less.

## STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, JOSE JAMESON, AS OWNER OF THE 1.93 ACRE TRACT OF LAND OUT OF LOT 2, BLOCK 63, SANTA CRUZ GARDENS UNIT No. 2, SUBDIVISION OF LAND ENCOMPASSED WITHIN THE PROPOSED JAMESON ESTATES, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT :

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS ;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS ;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS ; AND
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

JOSE JAMESON \_\_\_\_\_ DATE  
2001 N. RUBY STREET  
EDINBURG, TEXAS 78541

## THE STATE OF TEXAS - COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JOSE JAMESON, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

NOTARY PUBLIC FOR THE STATE OF TEXAS \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

## APPROVED BY IRRIGATION DISTRICT

THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT No. 15 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022, SUBJECT TO THE FOLLOWING:

1. NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE
2. FIFTEEN FOOT (15) EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL
3. ALL LOTS SUBJECT TO RULES, REGULATION, RIGHT-OF-WAY AND EASEMENTS OF DISTRICT AND
4. IF SUBDIVISION IS NOT EXCLUDED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED WITH THE LOT OWNER BEING RESPONSIBLE TO INSTALL NECESSARY FACILITIES.

GENERAL MANAGER

## COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF JAMESON ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 2022.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

## STATE OF TEXAS HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028 (a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF JAMESON ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS THE \_\_\_\_\_ DAY \_\_\_\_\_, 2022.

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

## SURVEYOR CERTIFICATE

I, THE UNDERSIGNED, STATE THAT THIS PLAT IS AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

PABLO SOTO, JR., R.P.L.S., 4541  
1208 S. IRONWOOD PHARR, TEXAS 78577  
TEL: (956) 460-1605 FAX: (956) 287-4634

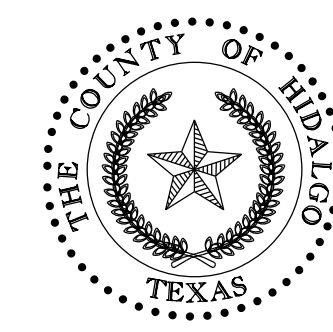


## ENGINEER CERTIFICATE

I, THE UNDERSIGNED, PABLO SOTO, JR., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AS HEREIN SHOWN.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

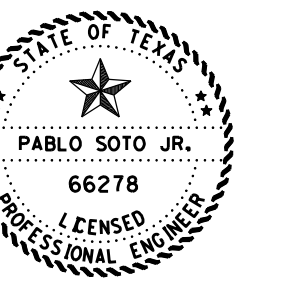
REGISTERED PROFESSIONAL ENGINEER No. 66278



FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

ON \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

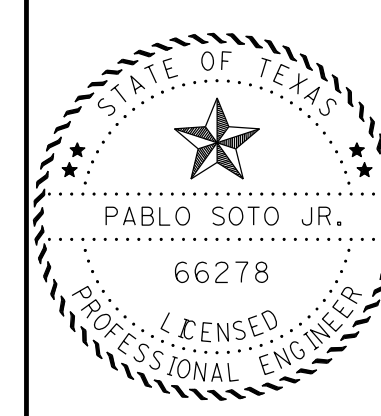


T.B.P.E. FIRM No. 20208

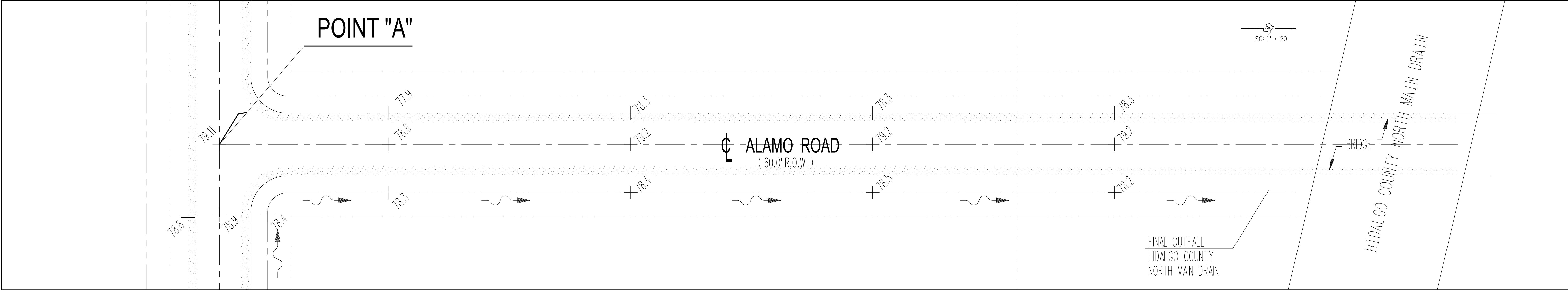
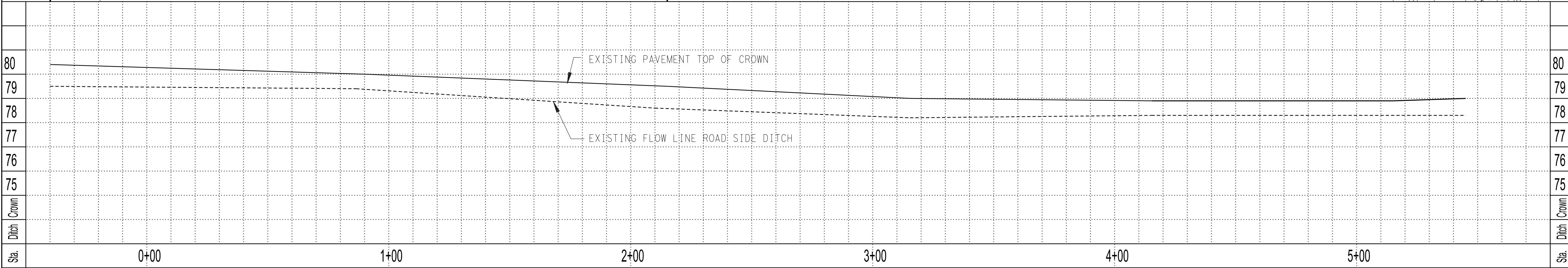
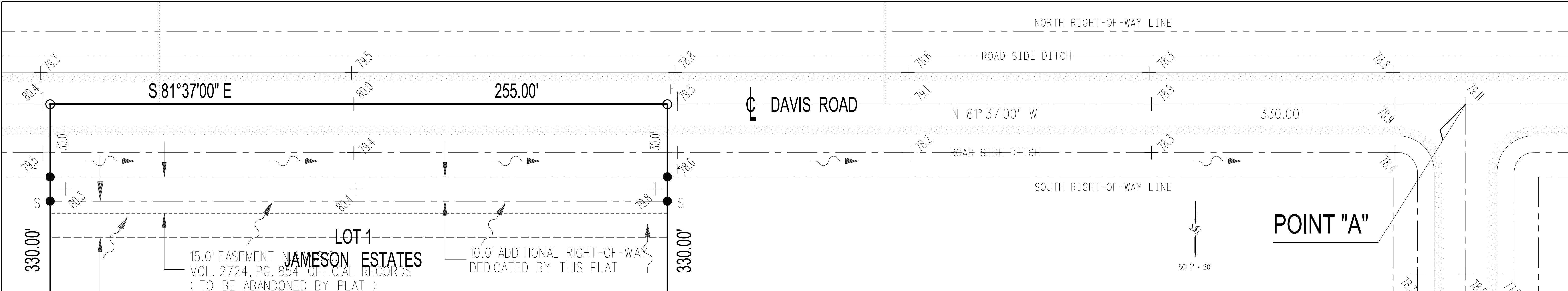
PABLO SOTO JR. P.E.  
1208 S. IRONWOOD STREET TEL: (956) 460-1605  
PHARR, TEXAS 78577

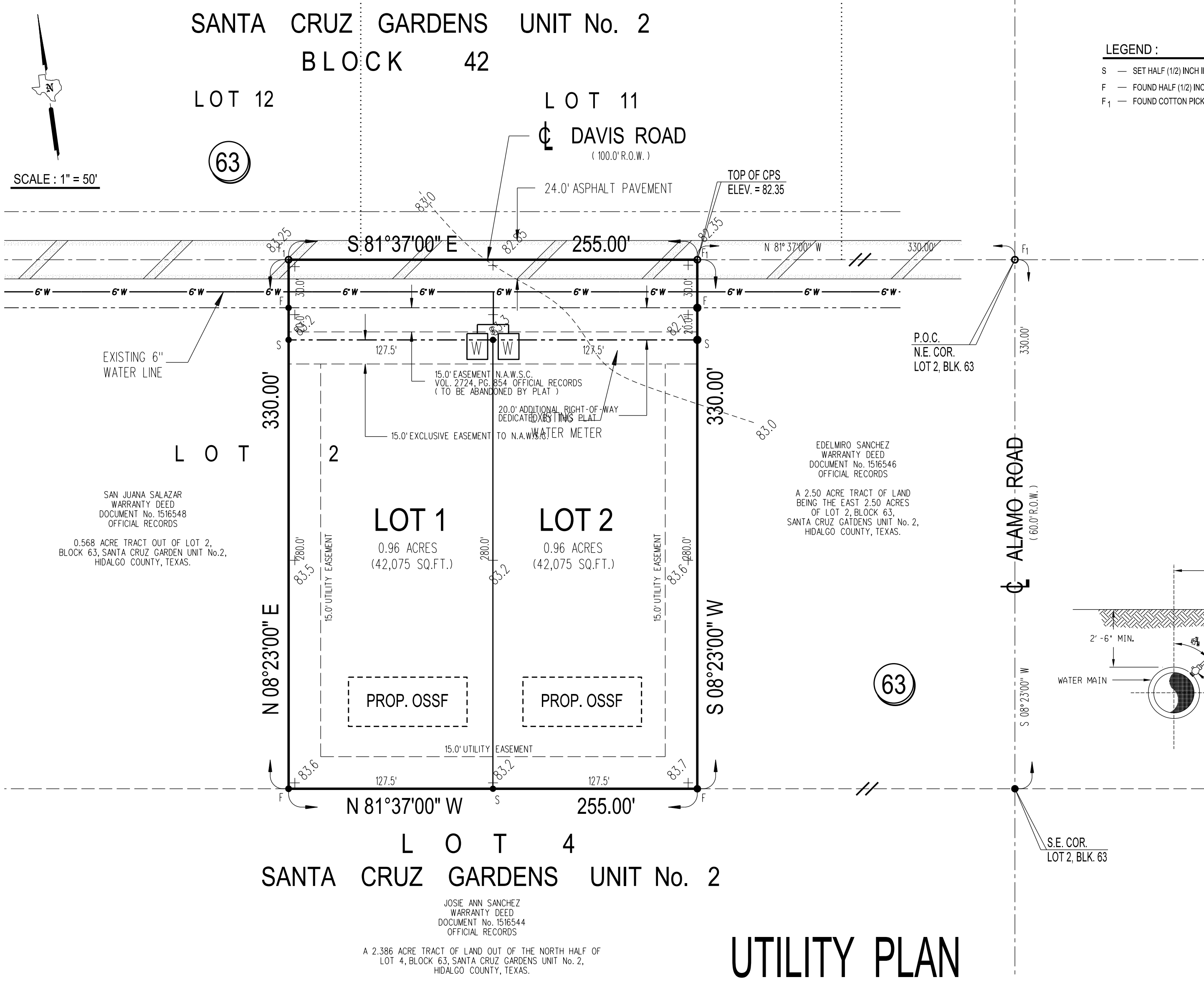
JOB NO.:  
 DATE:  
 REVISION:  
 SCALE:  
 DRAWN BY:  
 SHEET:

**JAMESON ESTATES SUBDIVISION  
 EXISTING ROADSIDE DITCH GRADING**



**PABLO SOTO JR. P.E.**  
 1208 S. IRONWOOD STREET  
 PHARR, TEXAS 78577  
 TEL: (956) 460-1605





## UTILITY PLAN

### FINAL ENGINEERING REPORT FOR JAMESON ESTATES

**WATER SUPPLY FACILITIES DESCRIPTION, COSTS, AND OPERABILITY DATES:**  
 JAMESON ESTATES WILL BE PROVIDED WITH PORTABLE WATER BY NORTH ALAMO WATER SUPPLY CORP. THE SUBDIVIDER AND NORTH ALAMO WATER SUPPLY CORP. HAVE ENTERED INTO A CONTRACT IN WHICH NORTH ALAMO WATER SUPPLY CORP. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND NORTH ALAMO WATER SUPPLY CORP. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. NORTH ALAMO WATER SUPPLY CORP. HAS AN 6" WATER LINE RUNNING ALONG ON THE SOUTH RIGHT-OF-WAY LINE OF DAVIS ROAD. THE SERVICE FOR JAMESON ESTATES WILL CONSIST OF ONE (1) 1" SINGLE SERVICE LINE AND ONE (1) 1" SINGLE SERVICE LINE REDUCING INTO 1/4" DIAMETER SERVICE GOING INTO THE METER BOX. THE OWNER HAS PAID A TOTAL OF \$ \_\_\_\_\_ FOR AFOREMENTIONED WATER DISTRIBUTION SYSTEM. IN ADDITION, THE OWNER HAS PAID NORTH ALAMO WATER SUPPLY CORP. THE SUM \$ \_\_\_\_\_ OR \$ \_\_\_\_\_ PER LOT FOR THE 30 YEARS WATER SERVICE AGREEMENT WHICH COVERS THE TOTAL COST INCLUDING WATER METER, METER BOX, WATER SUPPLY FEES AND ALL OTHER FEES ASSOCIATED WITH WATER SYSTEM. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE NORTH ALAMO WATER SUPPLY CORP. AND SAID SYSTEM WILL BE OPERABLE AS OF THE DATE OF THE RECORDING OF THE FINAL PLAT.

**SEWAGE FACILITIES DESCRIPTION, COSTS, AND OPERABILITY DATES:**  
 SEWAGE FROM JAMESON ESTATES WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANKS AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 0.50 ACRE IN SIZE. THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE SURVEY INDICATES A COMITAS LOAMY FINE SAND, AND TWO TEST BORINGS WERE MADE AT OPPOSITE AREAS OF THE SUBDIVISION. (ADDITIONAL BORING WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA). THE SOIL IS A UNIFORM LOAMY FINE SAND SOIL EXTENDING MORE THAN 24 INCHES BELOW THE BOTTOM OF PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYERS WITHIN 24 INCHES OF THE BOTTOM OF THE PROPOSED EXCAVATIONS.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,500.00 INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ 1,500.00. HIDALGO COUNTY HEALTH DEPARTMENT INSPECTED AND APPROVED THE INSTALLED OSSF ON \_\_\_\_\_.

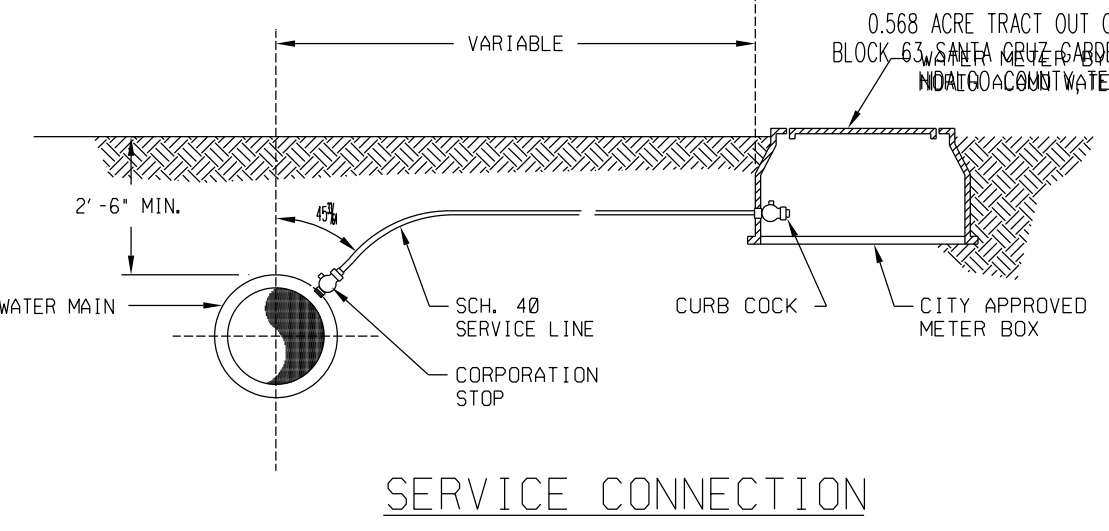
### CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL WATER SYSTEM AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES: THESE FACILITIES COST A TOTAL OF \$ \_\_\_\_\_,00.  
 SEWAGE FACILITIES: SEPTIC SYSTEM COST A TOTAL OF \$ 1,500.00.

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**LEGEND:**  
 S — SET HALF (1/2) INCH IRON ROD WITH YELLOW CAP STAMPED RPLS 4541  
 F — FOUND HALF (1/2) INCH IRON ROD  
 F1 — FOUND COTTON PICKER SPINDLE



## DRAINAGE PLAN

### SUBDIVIDER CERTIFICATION:

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED TO STATE AND COUNTY REGULATIONS.

### SUBDIVIDER STATEMENT:

I, THE SUBDIVIDER OF JAMESON ESTATES, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

JAMESON \_\_\_\_\_ DATE: \_\_\_\_\_

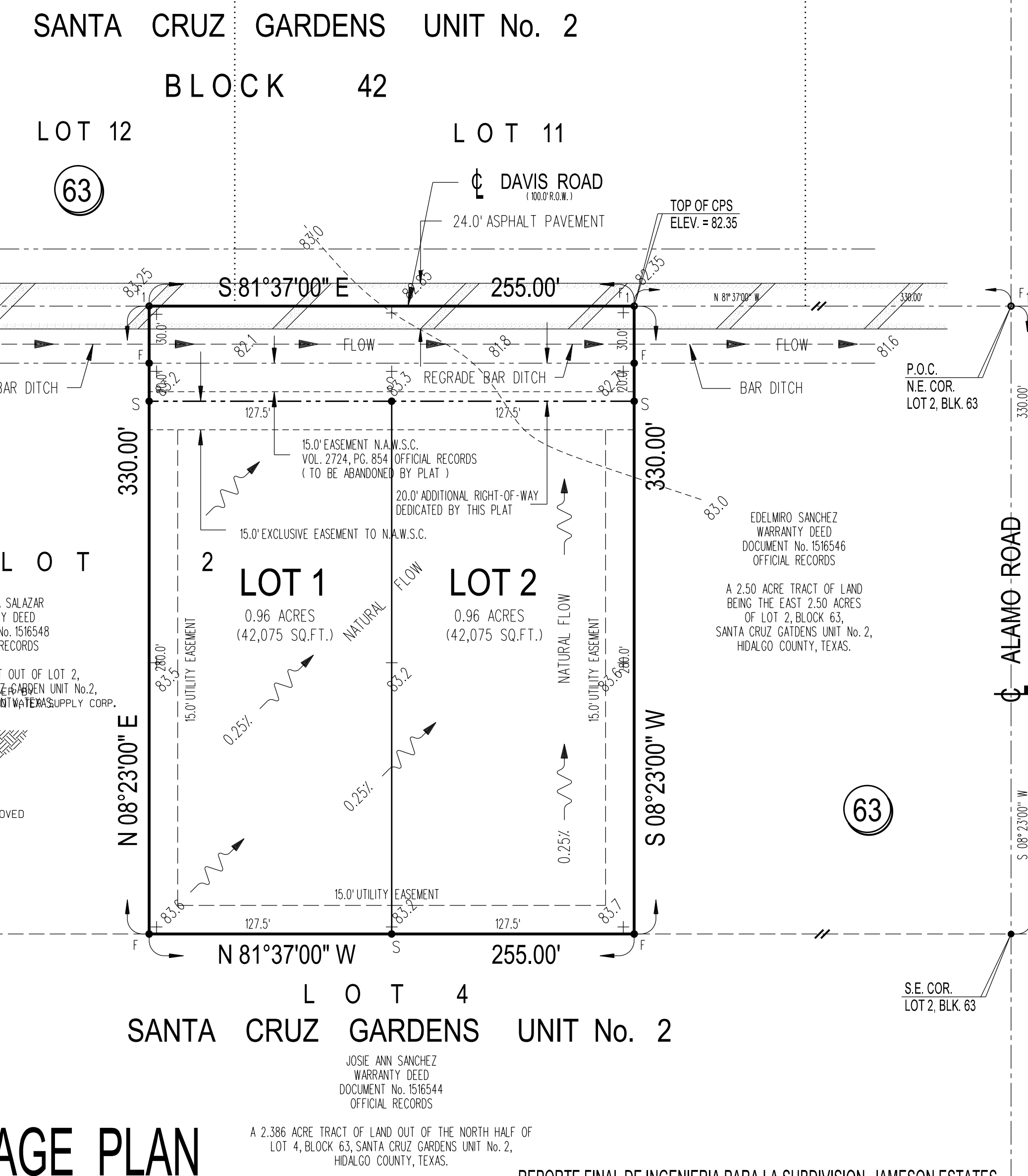
### THE STATE OF TEXAS - COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JOSE JAMESON, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

NOTARY PUBLIC FOR THE STATE OF TEXAS \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

SHEET 1	DATA - NORTH ARROW - MAIN SCALE - HEADING - LEGAL DESCRIPTION - LOCATION MAP AND ETU - PRINCIPAL CONTRACTS - INDEX - PROP. & EXIST. SUBDIVISION LAYOUT - METES & BOUNDS - NOTES - OWNER DEDICATION, CERTIFICATION, AND ALLESTATION - NOTARY PUBLIC - SURVEY CERTIFICATE - ENGINEER CERTIFICATE - DRAINAGE DEDICATION - CITY OF EDINBURG PLANNING AND ZONING CERTIFICATE - RIGHT-OF-WAY DEPT. - HEALTH DEPT. CERTIFICATE - COUNTY CLERK'S RECORDING CERTIFICATE
SHEET 2	FINAL ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER (ENGLISH - SPANISH VERSIONS), LEGEND, DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND ENGINEERING FLOOD CERTIFICATION SOIL EVALUATION, REVISION NOTES - PREPARED BY PABLO SOTO ENGINEERING PLLC. - SHEET NUMBER.



## DRAINAGE PLAN

### REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION JAMESON ESTATES PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO

LA SUBDIVISION JAMESON ESTATES RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORP., EL DUENO DE LA SUBDIVISION Y LA NORTH ALAMO WATER SUPPLY CORP. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS Y LA NORTH ALAMO WATER SUPPLY CORP. TENDRA QUE PRESENTAR LA DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLADO DE LA SUBDIVISION. NORTH ALAMO WATER SUPPLY CORP. TIENE UNA LINEA DE AGUA DE 6" QUE CORRE EN EL LADO SUR DEL "DRECHO-DE-VIA" DEL CAMINO DAVIS ROAD. EL SERVICIO DE AGUA PARA LA SUBDIVISION JAMESON ESTATES CONSISTE EN UN (1) SERVICIO DE AGUA SENCILLO DE 1" QUE CORRE AL SOLAR PARA REDUCIRSE EN SERVICIO DE AGUA DE 3/4" DE DIAMETRO TERMINANDO EN LA CAJA DEL MEDIDOR. EL DUENO HA PAGADO UN TOTAL DE \$ \_\_\_\_\_,00 POR EL YA DESCRITO SISTEMA DE DISTRIBUCION DE AGUA. EN ADICION EL DUENO LE PAGARA A ( NORTH ALAMO WATER SUPPLY CORP. ) LA CANTIDAD DE \$ \_\_\_\_\_,00 POR SOLAR PARA EL ACUERDO DE 30 ANOS DE SERVICIO QUE CUBRE EL MEDIDOR DE AGUA Y EL SISTEMA. EL DUENO DEL SOLAR NO HA SOLICITADO LA INSTALACION DEL MEDIDOR DE AGUA. LA NORTH ALAMO WATER SUPPLY CORP. PROCEDERA LA INSTALACION DEL MEDIDOR EN EL SOLAR EN CUALQUIER CASO. EL MEDIDOR DE AGUA SE INSTALARA Y TODAS LAS FACILIDADES DE AGUA SERAN INSTALADAS Y OPERABLES EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA ARCHIVADA EN EL CONDADO DE HIDALGO.

### DRENAJE, DESCRIPCION, GASTOS Y FECHA DE INICIO DE OPERABILIDAD DEL DRENAJE

EL DRENAJE PARA JAMESON ESTATES SERA TRATADO INDIVIDUAL CON: " FACILIDAD DE DRENAJE EN-SITIO" (OSSF). CONSISTE DE UN DISEÑO STANDARD. SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DOBLE Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS ("OSSF"). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT).

CADA SOLAR EN LA SUBDIVISION PROPUESTA DEBE SER, AL MENOS DE 0.50 ACRE DE TAMAÑO. EL SERVICIO Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE BARRO ARENOSO (COMITAS LOAMY FINE SAND). SE REALIZARON DOS PRUEBAS CON AGUJEROS EN AREAS DISTINTAS DE LA SUBDIVISION EN EL LOTE. UNO FUERON NECESARIAS PRUEBAS ADICIONALES PORQUE EL SUELO ES UNIFORME EL AREA DELIMITADA EL SUELO ES UNIFORME. DE BARRO ARENOSO EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION. NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LA EXCAVACIONES. EL COSTO PARA INSTALAR EL SISTEMA SEPTICO EN UN SOLAR ES \$ 1,500.00 INCLUYENDO EL COSTO DE LA LICENCIA Y EL PERMISO. SI NINGUNA FOSA SEPTICA HA SIDO INSTALADA AL MOMENTO DE LA SOLICITUD DE APROVACION FINAL DEL DOCUMENTO, EL SISTEMA SEPTICO ESTA INSTALADO EN CADA SOLAR. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO (HIDALGO COUNTY HEALTH DEPARTMENT) DIO INSPECCION EL \_\_\_\_\_.

### CERTIFICACION:

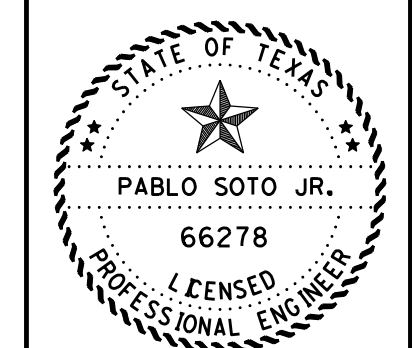
CON MI FIRMA CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECTION 16.343 DEL CODIGO DE AGUA. CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

FACILIDADES DE AGUA: ESTE SERVICIO COSTO TOTAL DE \$ \_\_\_\_\_,00.  
 FACILIDADES DE DRENAJE SEPTICO: EL SISTEMA SEPTICO COSTO TOTAL DE \$ 1,500.00.

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JOB NO.: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 SCALE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 SHEET: \_\_\_\_\_

# JAMESON ESTATES UTILITY & DRAINAGE PLAN



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